

PROVIDENCE CITY PLANNING COMMISSION MEETING
Providence City Office Building, 15 South Main, Providence UT 84332
March 25, 2015 6:00 p.m.

Attendance:

Vice Chair: Sherman Sanders
Members: Kirk Allen, Larry Hogge, Robert James
Alternates: Heather Hansen, Wendy Simmons

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of March 4, 2015.

- Robert James was late not absent.
- Larry Hogge was marked excused in a couple of votes.
- Page 1 6th bullet point wess should be west.

Motion to approve with the corrections: L Hogge, second – W Simmons

Vote: Yea: L Hogge, R James, W Simmons, K Allen, S Sanders
Nay: None
Abstained: None
Excused: None

Study Items:

Item No. 1. Proposed Code Amendment. The Providence City Planning Commission will review proposed amendments to Providence City Code Title 10 Zoning Regulations, Chapter 6 Use Regulations Section 1 Use Chart by adding Recreation/Entertainment as a conditional use in an SFL zone.

- Stan Checketts explained he is considering a “cowboy” version speed golf course. He is not trying to make money. He just wants to try it. If it works he will develop courses in other areas. He said he has allowed people to use the property for archery golf in the past. He would use gallon cans for the holes. Each player would have a matching colored ball and helmet. He wants to keep it very simple.
- He anticipates teams of 4 people playing. He intends to leave the sagebrush and natural landscaping as is.
- K Allen didn’t think it should be encouraged.
- H Hansen asked if it were possible to approve this for one year and then review again in a year.
- S Bankhead said will require allowing recreation/entertainment in the SFL zone. It could be reversed in 9 or 10 months, but during that time other types of recreation/entertainment businesses would be allowed in SFL. This will have to be a Conditional Use permit from Administrative Land Use Authority.
- R James said this would have to be open to everyone in a SFL zone, not just Stan Checketts.
- W Simmons felt this would be temporary because she thinks Stan will probably end up developing homes on that property.

Motion to hold the public hearing: R James, second – H Hansen

Vote: Yea: R James, S Sanders, H Hansen, W Simmons
Nay: None
Abstained: K Allen
Excused: None

Public Hearing(s) 6:15 p.m.:

Item No. 1. Proposed Code Amendment. The Providence City Planning Commission will hold a public hearing to receive public comment on proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.

- No public comment.

Action Items:

Item No. 1. Final Plat Approval. The Providence City Planning Commission will consider for approval a Final Plat for Hillcrest Subdivision, Phase 4. A 9-lot residential subdivision located generally at 519 East 800 South, Providence UT.

- Jared Nielsen stated he is requesting approval of Phase 4.
- S Bankhead read the DRC report.

Motion to approve final plat for Hillcrest Subdivision: K Allen, second – W Simmons

Vote: Yea: L Hogge, R James, W Simmons, K Allen, S Sanders

Nay: None

Abstained: None

Excused: None

Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will consider for recommendation to the Providence City Council proposed amendments to Providence City Code Title 10 Chapter 6 Use Regulations. Use Chart proposed amendments include changes to beekeeping.

- S Bankhead reviewed the animal control ordinance, beekeeping, which was passed by the City Council in February 2015. The CES recommends the Planning Commission recommend to the City Council to adopt the proposed amendments.
- Chris McGinty asked the cost of a conditional use permit. S Bankhead said \$100. C McGinty asked if someone owns 5 colonies and puts 4 on one lot and one on another lot, would it require a conditional use. The Planning Commission felt it would be 4 per lot.
- Brian Williams, President of Cache Valley Bee Club, stated that 60,000 bees live in a colony. He felt that on most lots, unless they were very large lots, 4 colonies would be a good number. Bees away from the hive are very unlikely to sting or go after someone, unless it is an African Bee. Most stings are from Yellow Jackets and wasps. He felt what the City was doing with the guidelines is great. Four colonies is about 250,000 bees, which is a lot of bees in a concentrated area. If you happen to walk in a beeline, you may get hit, but not usually stung.
- Keith Thompson felt 4 hives was a good average. He has had bees for about 16 years. He felt the number of hives varies. You may start a hive with a nuke, while another is dying; which may mean you have more than 4 colonies. He felt that \$100 was excessive.
- Brian William said a hive can be many boxes stacked on top of each other. Four hives, by universal definition is 4 units and nukes are not considered hives.
- Fred Berthrong agrees with the comments that have been made. He felt 4 was a good number to start with. However, he knows there are beekeepers that have more than 4. He felt the City needed to look at guidelines to evaluate the conditional use permits. He felt that size of lot may be part of the criteria.
- Matt Weed expressed concern. He has about 100 hives on about 15 acres. As hives grow they split and find their way into attics or trees. He was concerned that a backyard beekeeper may just let them swarm off.
 - Brian Williams said that Cache Valley Bee Club will retrieve the hive. They also have a hotline for the exterminators.
- Heather Hansen read a letter from Boyd Young, lives in Box Elder.
- Jeff Baldwin explained he is completely opposite from most of the audience comments. He feels there is a need for regulations. He reported that he lived next to a beekeeper that did not keep his hives properly. When his young son was playing in water, the neighbor's bees came and stung him to the point that he nearly died. He feels that bees will and do sting. He felt that the City needed to be compensated for staff time for review and oversight of the bees.
- Steven Tueller reported 4.5 million Americans bitten yearly by dogs, 1.2 million Americans are stung.

- R James commented there is a difference between dog bites being reported and bee stings being reported.
- L Hogge felt enforcement was the issue. S Sanders explained the city waits for complaints. L Hogge felt \$100 was a lot for a hobby.
- H Hansen felt there are problems of taxing people enjoying a hobby.

Motion to recommend to the City Council that they approve the proposed code amendment – K Allen, R James

Vote: Yea: R James, W Simmons, K Allen, S Sanders
 Nay: Larry Hogge
 Abstained: None
 Excused: None

7:30 Larry Hogge excused.

Item No. 3. Proposed Code Amendment. The Providence City Planning Commission will consider for recommendation to the Providence City Council proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.

Motion to add driveway to include 10-8-6B.2.: R James, second – W Simmons

Vote: Yea: R James, W Simmons, K Allen, S Sanders, K Allen
 Nay: None
 Abstained: None
 Excused: None

- H Hansen felt there should be more of a buffer between commercial and residential. R James asked if a privacy fence would work. H Hansen felt the buildings would be higher than a fence. She felt trees should be spaced closer than 30.
- S Bankhead offered to talk to landscape architects.

Motion to continue in order to get some insight on landscaping next to residential: R James, second – H Hansen

Vote: Yea: R James, W Simmons, K Allen, S Sanders, H Hansen
 Nay: None
 Abstained: None
 Excused: None

Item No. 4. Proposed General Plan Amendment. The Providence City Planning Commission will consider for recommendation to the Providence City Council proposed amendments to the transportation element of the Providence City general plan.

- H Hansen suggested taking out “is as important” of the verbiage on page 2.
- “Investigation of alternate means of transportation is important” was the decided language.

Motion to recommend to the City Council the proposed amendments to the transportation plan: K Allen, second – W Simmons

Vote: Yea: R James, W Simmons, K Allen, S Sanders, H Hansen
 Nay: None
 Abstained: None
 Excused: None

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- S Bankhead suggested the Planning Commission work on the current and future zoning, existing zones and new annexations next in the general plan.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No commission reports.

Motion to adjourn: R James, second – H Hansen

Vote: Yea: R James, W Simmons, K Allen, S Sanders, H Hansen

1 **Nay:** **None**
2 **Abstained:** **None**
3 **Excused:** **None**
4 Meeting adjourned at 7:50 pm
5
6
7
8
9


Sherman Sanders, Vice Chairman


Caroline Craven, Secretary